

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): TELEPHONE AND FAX NOS.:	FOR COURT USE ONLY
ATTORNEY FOR (Name): SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:	CASE NUMBER: HEARING DATE: DEPT.: TIME:
ESTATE OF (Name): <div style="text-align: center;"> <input type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR </div>	
REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY <input type="checkbox"/> And Sale of Other Property Sold as a Unit	

1. **Petitioner** (name of each):

is the ☐ executor ☐ special administrator ☐ purchaser (30 days have passed
 ☐ administrator with will annexed ☐ conservator since the sale—attach declaration)
 ☐ administrator ☐ guardian

of the estate and **requests a court order** for

- a. confirmation of sale of the estate's interest in the real property described in Attachment 2e.
- b. ☐ confirmation of sale of the estate's interest in other property sold as a unit as described in Attachment 2c.
- c. ☐ approval of commission of (specify): % in the amount of: \$ (see local court rules).
- d. additional bond ☐ is fixed at: \$ ☐ is not required.

2. **Description of property sold**

- a. Interest sold
☐ 100% ☐ Undivided (specify): %
- b. ☐ Improved
☐ Unimproved
- c. ☐ Real property sold as a unit with other property (describe in Attachment 2c).
- d. Street address and location (specify):

e. Legal description is affixed as Attachment 2e (attach).

3. **Appraisal**

- a. Date of death of decedent or appointment of conservator or guardian (specify):
- b. Appraised value at above date: \$
- c. Reappraised value within one year prior to the hearing: \$ ☐ Amount includes value of other property sold
 as a unit. (If more than one year has elapsed from date 3a to the date of the hearing, reappraisal is necessary.)
- d. Appraisal or reappraisal
☐ has been filed. ☐ will be filed.

4. **Manner and terms of sale**

- a. Name of purchaser and manner of vesting title (specify):
- b. ☐ Purchaser is ☐ the personal representative ☐ the attorney for the personal representative.
- c. Sale was ☐ private ☐ public on (date):
- d. Amount bid: \$ Deposit: \$
- e. Payment
☐ Cash ☐ Credit (see Attachment 4e)
- f. ☐ Other terms of sale (see Attachment 4f)
- g. ☐ Mode of sale specified in will ☐ petitioner requests relief from complying for the reasons stated in Attachment 4g.
- h. ☐ Terms comply with Probate Code section 2542 (guardianships and conservatorships only)

(Continued on reverse)

ESTATE OF (Name): 	CASE NUMBER:
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5. Commission

- a. ☐ Sale without broker
- b. ☐ A written ☐ exclusive ☐ nonexclusive contract for commission was entered into with (name):
- c. ☐ Purchaser was procured by (name):
a licensed real estate broker who is not buying for his or her account.
- d. ☐ Commission is to be divided as follows:

6. Bond

- a. Amount before sale: \$ ☐ none
- b. Additional amount needed: \$ ☐ none
- c. ☐ Proceeds are to be deposited in a blocked account. Receipts will be filed. (Specify institution and location):

7. Notice of sale

- a. ☐ Published ☐ posted as permitted by Probate Code section 10301 (\$5,000 or less)
- b. ☐ Will authorizes sale of the property
- c. ☐ Will directs sale of the property

8. Notice of hearing

- | | |
|---|---|
| <p>a. Specific devisee</p> <p>(1) <input type="checkbox"/> None</p> <p>(2) <input type="checkbox"/> Consent to be filed</p> <p>(3) <input type="checkbox"/> Written notice will be given</p> <p>b. Special notice</p> <p>(1) <input type="checkbox"/> None requested</p> <p>(2) <input type="checkbox"/> Has been or will be waived</p> <p>(3) <input type="checkbox"/> Required written notice will be given</p> | <p>c. Personal representative</p> <p>(1) <input type="checkbox"/> Petitioner (none required)</p> <p>(2) <input type="checkbox"/> Consent to be filed</p> <p>(3) <input type="checkbox"/> Written notice will be given</p> |
|---|---|

9. Reason for sale (need not complete if 7b or 7c checked)

- a. ☐ Necessary to pay
- (1) ☐ debts
- (2) ☐ devises
- (3) ☐ family allowance
- (4) ☐ expenses of administration
- (5) ☐ taxes
- b. ☐ The sale is to the advantage of the estate and in the best interest of the interested persons.

10. Formula for overbids

- | | |
|---|----------|
| a. Original bid: | \$ _____ |
| b. 10% of first \$10,000 of original bid: | \$ _____ |
| c. 5% of (original bid minus \$10,000): | \$ _____ |
| d. Minimum overbid (a + b + c): | \$ _____ |

11. Overbid. Required amount of first overbid (see item 10): \$

12. Petitioner's efforts to obtain the highest and best price reasonably attainable for the property were as follows (specify activities taken to expose the property to the market, e.g., multiple listings, advertising, open houses, etc.):

13. Number of pages attached: _____

Date:

* (Signature of all petitioners also required (Prob. Code, § 1020).)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

.....
(TYPE OR PRINT NAME)

.....
(TYPE OR PRINT NAME)

(SIGNATURE OF ATTORNEY *)

(SIGNATURE OF PETITIONER)

(SIGNATURE OF PETITIONER)